

EXHIBIT "A"

**BOMBER SPUR TRAIL PHASE I
CITY OF FORT WORTH PROJECT NO. 104345
PARCEL NO. 19-1
HAYS COVINGTON SURVEY, ABSTRACT NO. 256**

Being a 0.778 acre (33,881 square feet) tract of land situated in the Hays Covington Survey, Abstract No. 256, City of Fort Worth, Tarrant County, Texas, and being all of a called 0.78 acre tract of land described as Tract No. 19, Parcel No. 1 conveyed as a right-of-way easement to the United States of America as recorded in Volume 1492, Page 343 of the Official Public Records of Tarrant County, Texas, and subsequently released in Volume 15317, Page 331 of said Official Public Records of Tarrant County, Texas, said 0.778 acre (33,881 square feet) tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for the southwest corner of said Tract No. 19, Parcel No. 1, said 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" being in the north line of Rosewood Drive (a 60.0' right-of-way);

THENCE North 00 degrees 20 minutes 40 seconds West, with the west line of said Tract No. 19, Parcel No. 1, passing at a distance of 241.80 feet, a 5/8 inch iron rod with cap stamped "RPLS 5587" found for the northeast corner of a called 0.419 acre tract of land conveyed to Wayne H. Buxton as recorded in Instrument No. D210004108 of said Official Public Records of Tarrant County, Texas and the southeast corner of a called 0.415 acre tract of land conveyed to 2D Partners LP as recorded in Instrument No. D220117394 of said Official Public Records of Tarrant County, Texas, and also passing at a distance of 363.33 feet, a calculated point for the northeast corner of said called 0.415 acre tract of land and the southeast corner of Lot D, Block 6 of Alta Mere Addition, an addition to the City of Fort Worth as recorded in Volume 388-71, Page 178 of the Plat Records of Tarrant County, Texas, from which a 1 inch iron rod found for the southwest corner of said Lot D and the northwest corner of said 0.415 acre tract of land bears South 89 degrees 51 minutes 47 seconds West, a distance of 149.21 feet, in all, a distance of 423.51 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for the northwest corner of said Tract No. 19, Parcel No. 1 and the southwest corner of a called 0.56 acre tract of land described as Tract No. 20 conveyed as a right-of-way easement to the United States of America as recorded in Volume 1492, Page 343 of the Official Public Records of Tarrant County, Texas;

THENCE North 89 degrees 59 minutes 20 seconds East, with the north line of said Tract No. 19, Parcel No. 1 and with the south line of said Tract No. 20, a distance of 80.00 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for the northeast corner of said Tract No. 19, Parcel No. 1 and the southeast corner of said Tract No. 20;

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THENCE South 00 degrees 20 minutes 40 seconds East, with the east line of said Tract No. 19, Parcel No. 1, a distance of 423.51 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for the southeast corner of said Tract No. 19, Parcel No. 1;

THENCE South 89 degrees 59 minutes 20 seconds West, with the south line of said Tract No. 19, Parcel No. 1, a distance of 80.00 feet to the **POINT OF BEGINNING**, and containing 33,881 square feet or 0.778 acres of land, more or less.

Notes:

- (1) A plat of same date herewith accompanies this legal description.
- (2) Bearings are referenced to the Texas State Plane Coordinate System, NAD-83 (2011), North Central Zone (4202). All distances and areas shown are surface.

April 19, 2023

RK



Richard Kennedy
Registered Professional Land Surveyor
Texas No. 5527
Gorrondona & Associates, Inc.
Texas Firm No. 10106900

Lot Report

Lot: 19-1

Bearing Distance

N 00°20'40" W 423.51

N 89°59'20" E 80.00

S 00°20'40" E 423.51

S 89°59'20" W 80.00

Closure Error Distance > 0.0000

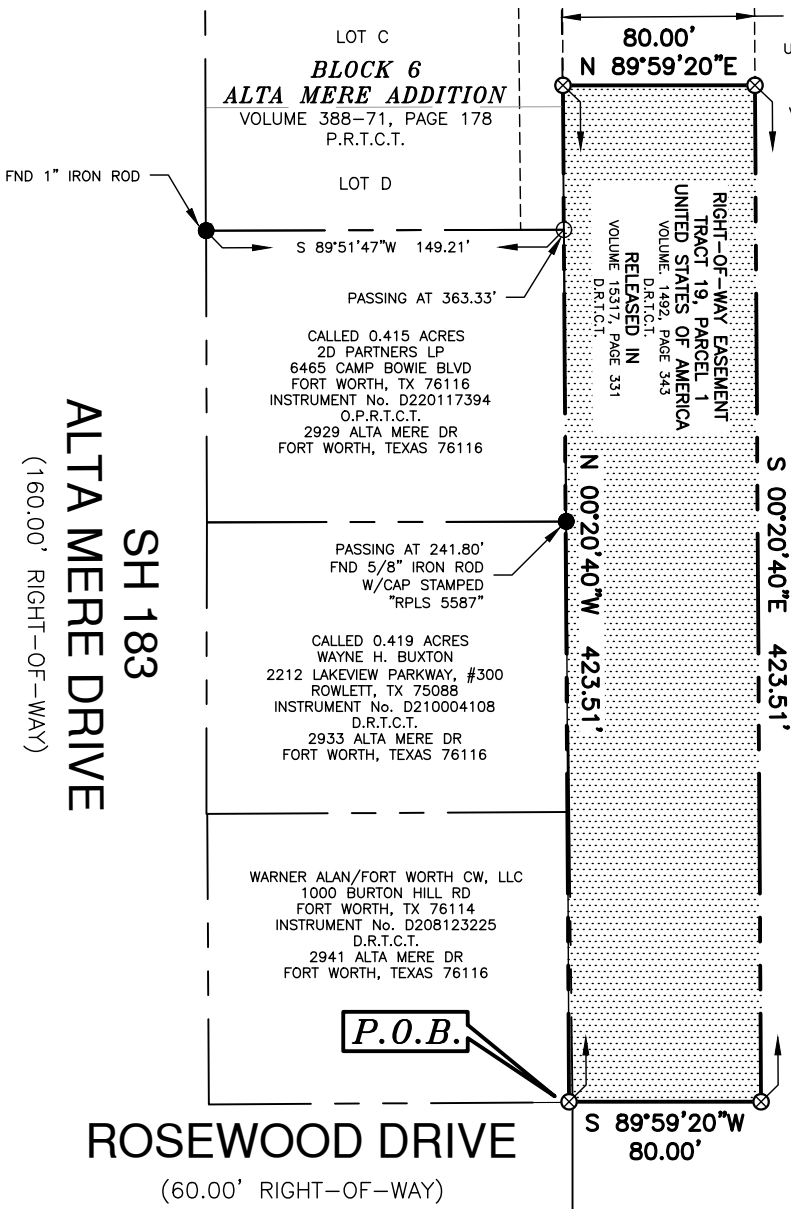
Total Distance > 1007.02

33,881 SQ. FT.

0.778 ACRES

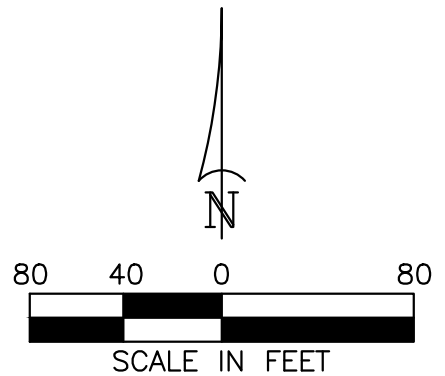
EXHIBIT "B"

PARCEL No. 19-1



HAYS COVINGTON SURVEY
 ABSTRACT No. 256

NORTH Z BOAZ
 CITY OF FORT WORTH, TEXAS,
 A MUNICIPAL CORPORATION
 1000 THROCKMORTON STREET
 FORT WORTH, TX 76102
 INSTRUMENT No. D211206523
 O.P.R.T.C.T.
 3200 LACKLAND ROAD
 FORT WORTH, TEXAS 76116



City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

BOMBER SPUR TRAIL PHASE 1

PARCEL NO. 19-1		CITY PROJ. NO. 104345
RIGHT-OF-WAY AND EASEMENT		
OWNER: SUSAN POLK TAYLOR CARR		
SURVEY: HAYS COVINGTON SURVEY, ABSTRACT NO. 256		
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS		
ACQUISITION AREA: 33,881 SQUARE FEET OR 0.778 ACRES		
WHOLE PROPERTY ACREAGE: 33,881 SQUARE FEET OR 0.778 ACRES		
JOB No. KHA_2221.00	DRAWN BY: BM	CAD FILE: P19-1_ROW.DWG
DATE: APRIL 19, 2023	EXHIBIT B PAGE 1 OF 2	SCALE: 1" = 80'



RICHARD KENNEDY
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 5527 TEXAS FIRM No. 10106900

EXHIBIT "B"

PARCEL No. 19-1

LEGEND

- ⊗ 5/8" CAPPED IRON ROD STAMPED
"GORRONDONA & ASSOCIATES"
- FND MONUMENTATION (SIZE AND TYPE NOTED)
- CALCULATED POINT
- — — — — PROPERTY/RIGHT-OF-WAY LINE
- - - - - EXISTING EASEMENT LINE
- - - - - PROPOSED EASEMENT LINE
- ⊥ — SURVEY/ABSTRACT LINE

NOTES:
 1. A LEGAL DESCRIPTION OF SAME DATE HERewith ACCOMPANIES THIS PLAT.
 2. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83(2011), NORTH CENTRAL ZONE (4202). ALL DISTANCES AND AREAS SHOWN ARE SURFACE UTILIZING A SURFACE ADJUSTMENT FACTOR OF 1.000120000.



City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

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